

4.0 Proposal

4.1 Project Description

The proposed rezoning from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing is to facilitate a 2-lot subdivision. The property currently has one home, which is proposed to remain, and meet all required setbacks of the property. The proposed new lot (Lot A) is the only lot that is large enough to allow two-dwelling housing, while Lot B, is an undersized RU6 lot, so the maximum density is a single-family dwelling and a carriage house.

The property is currently accessed through a reciprocal access agreement with the property to the West. This reciprocal access agreement will be removed and all access will be required to come off Highland Drive N.

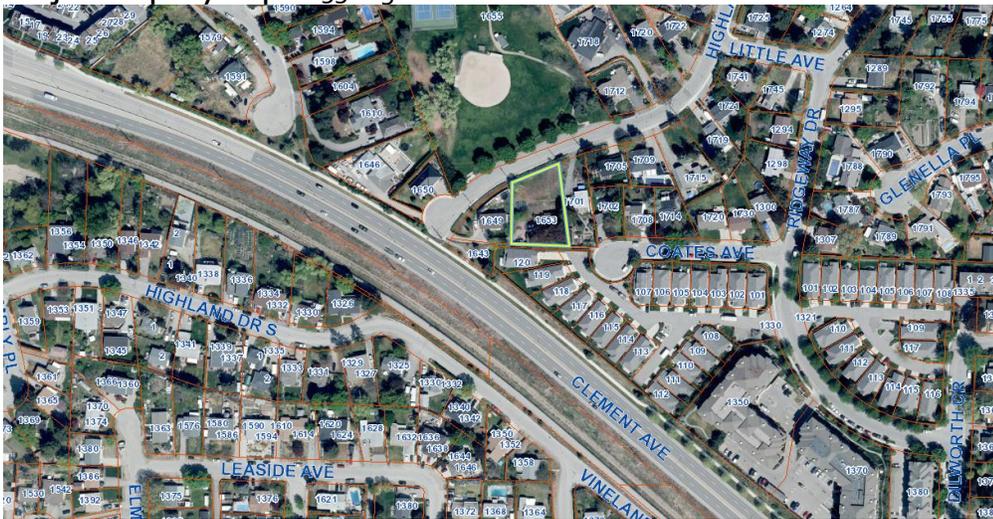
4.2 Site Context

The property is located in the Glenmore – Clifton – Dilworth OCP Sector and is within the Permanent Growth Boundary (PGB). The surrounding area is primarily zoned RU1 – Large Lot Housing, RU5 – Bareland Strata Housing and P3 – Parks and Open Space.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3 – Parks and Open Space	Jack Robertson Memorial Park
East	RU1 – Large Lot Housing	Single-Family Dwelling
South	RU5 – Bareland Strata Housing	Single-Family Dwelling(s)
West	RU1 – Large Lot Housing	Single-Family Dwelling

Subject Property Map: 1653 Highland Dr N



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 1: Introduction

Goals for a Sustainable Future:

Contain Urban Growth – Reduce greenfield urban sprawl and focus growth in compact, connected, and mixed-use (residential and commercial) urban and village centres.

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

Policy .1 Permanent Growth Boundary. Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of properties outside the PGB for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council’s specific amendment of this policy. The PGB may be reviewed as part of the next major OCP update.

6.o Application Chronology

Date of Application Received: February 18th, 2021

Date Public Consultation Completed: March 16th, 2021

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Proposed Subdivision and Layout